



2021 Special Town Meeting

November 9, 2021

Article 15, Open Space Residential Development

By Special Permit instead of By Right



Article 15, OSRD, Amendment

Motion 1: I Move to Amend the motion under Article 15, Open Space Residential Development as follows:

Amend the proposed **Table of Uses, Row A.1.06, under item 1**, as follows:

In the RO, RS and RT Districts, require a **Special Permit** instead of the proposed **Site Plan Review**.

For the RO District, replace “**R**” with “**SP**”

For the RS District, replace “**R**” with “**SP**”

For the RT District, replace “**R**” with “**SP**”



Article 15, OSRD, Amendment

**Requiring affordable and attainable housing through
Zoning is good and necessary concept**

As one builder put it

- **“we build affordable housing all of the time but it has to be through Zoning”**



Article 15, OSRD, Amendment

We should not pre-empt the Comprehensive Plan

- **A long process nearing completion; draft to be released in December**
- **It contains a Housing section**
- **Hard work on a plan with a (approx) \$362,000 budget**
- **Comp Plan based upon broad public input**
- **Article 15 is not based upon broad public input**
- **The Board did not develop a functional specification**



Article 15 – OSRD Amendment

The proposal would benefit from more information

- It contains no financial analysis
 - We know that all market rate units will be expensive
 - Demand, and not Supply drives prices
 - The house goes to the highest bidder
- Judging from a comparison of 840 EG Rd and the Woburn equivalent, it suggests that we can achieve more affordable/attainable units in a project
- Special Permit for OSRD should be the basic review and permitting requirement



Article 15 – OSRD Amendment

There are benefits to modeling OSRD using existing project parcels

- Several models that we are happy with will provide a guide for builders. We could model some of these parcels.
 - Jefferson Drive, 840 Emerson Gardens Rd
 - Kay Tiffany Way, 69 Pleasant St, the former 53 Hancock St, the former 1 Bennington Rd, 21 Hastings Rd lots 50-210B and 50-201C
- We probably need help developing models
- OSRD needs the oversight of the Planning Board via Special Permit
 - How much Open Space and where is it? Is it usable?
 - How many units, where are they and how is the GFA distributed – is the 25% inclusionary GFA distributed in a good way?
 - How much of the site will be undisturbed?



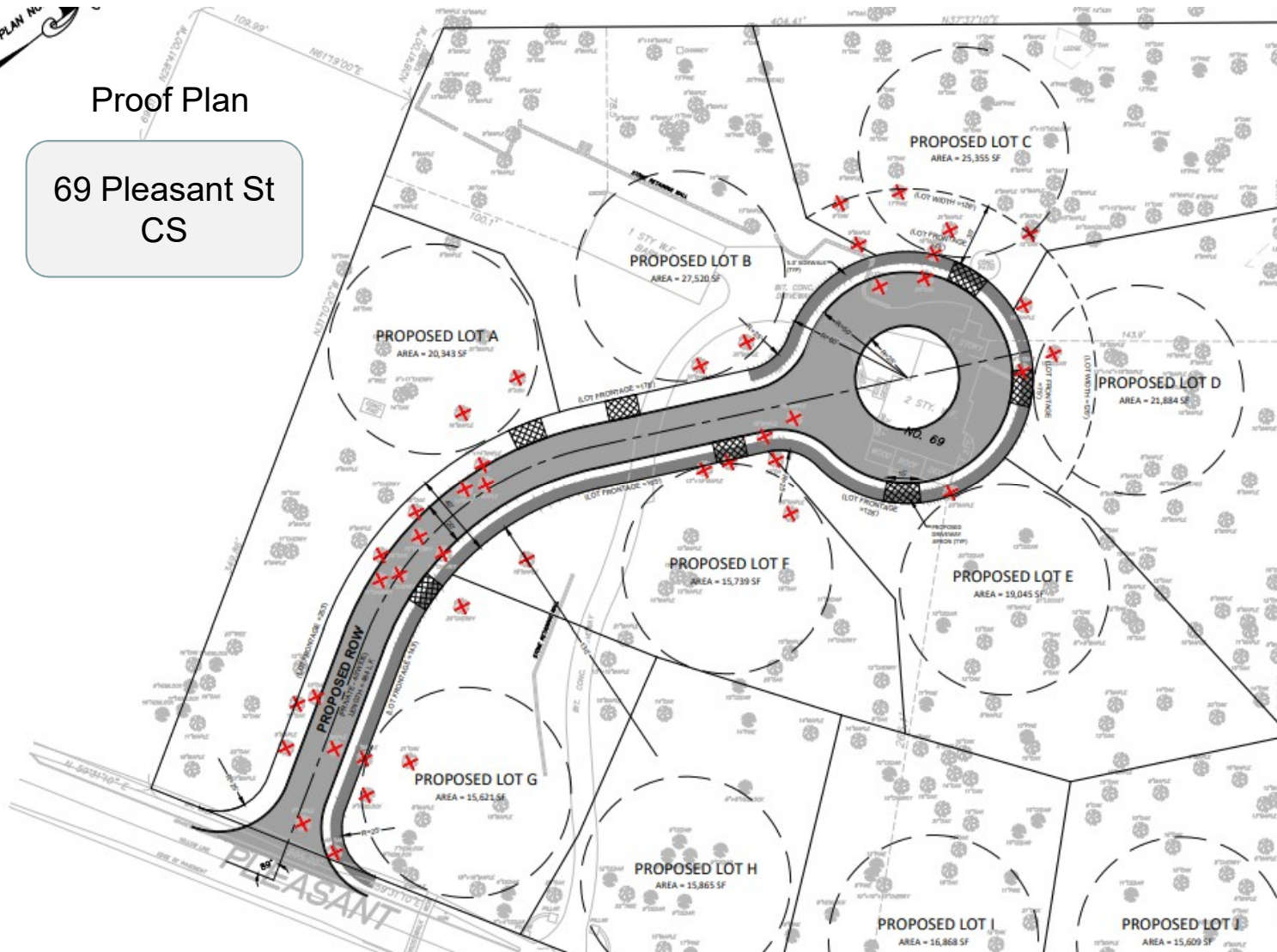
GIS Info

69 Pleasant St
Site Sensitive
Special permit

Historic Home

Proof Plan

69 Pleasant St
CS



TOTAL AREA WITH PROPOSED ROW 25.4R
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW 17,951
(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAN = (219,349 - 25,492) = 193,857 ± SF
193,857 SF × 0.20 = 38,771 SF
38,771 SF × (TOTAL IMPERVIOUS AREA WITHIN ROW PROOF PLAN)
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A SITE SENSITIVE

MINOR RESIDENTIAL STREET

NUMBER OF DWELLING UNITS SERVED
WIDTH OF PROPOSED RIGHT-OF-WAY
MINIMUM PAVEMENT WIDTH: 20' (2)
MAXIMUM GRADE: 8.0% (8.0% PRC
MAXIMUM GRADE WITHIN 75' OF IN)
PROPOSED CENTERLINE RADIUS: 15
PROPOSED RADIUS OF RIGHT-OF-WAY
LENGTH OF RIGHT-OF-WAY: 484±

SPECIAL PERMIT SUBDIVISION CALCULATIONS

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	1
SITE SENSITIVE	75,511	10	
PROPOSED	< 75,511	10	

GROSS FLOOR AREA (GFA) CHART
SITE SENSITIVE DEVELOPMENT (SSD)

LOT #	MAX. GFA ALLOWED	PROPOSED GFA
LOT A	7,804 SF	-
LOT B	8,953 SF	-
LOT C	8,806 SF	-
LOT D	8,051 SF	-
LOT E	7,597 SF	-
LOT F	7,988 SF	-
LOT G	7,549 SF	-
LOT H	7,588 SF	-
LOT I	7,348 SF	-
LOT J	7,547 SF	-
TOTAL	78,515 SF	78,515 SF

LEGEND:

APPRX PROPE
PROPE
PROPE
RADIUS
TYPIC

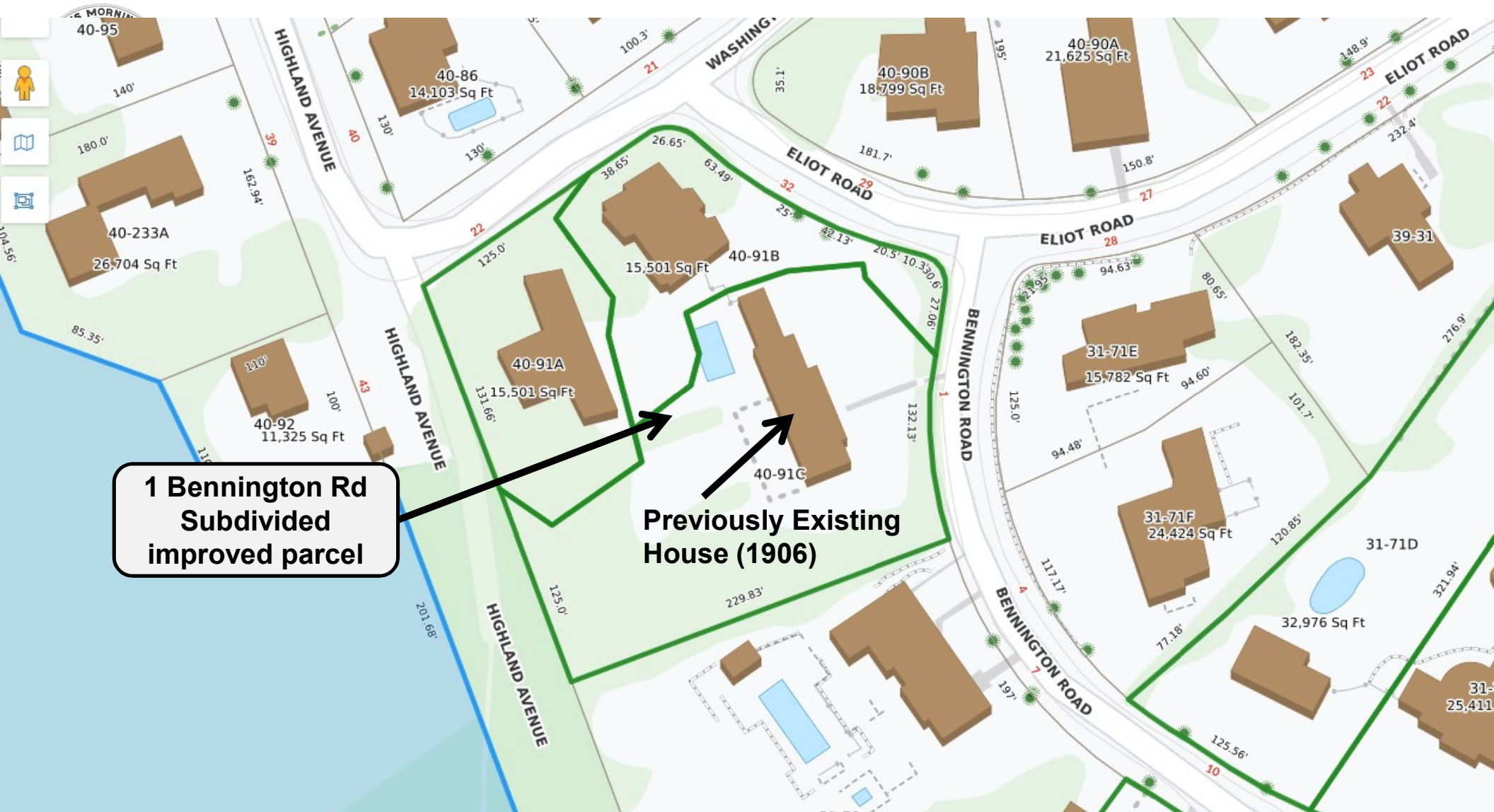
RADIUS
TYPIC

Site Plan

69 Pleasant St
CS



Historic Home



1 Bennington Rd
Subdivided
improved parcel

Previously Existing
House (1906)



Article 15 - OSRD Amendment

Special Permit vs By Right with SPR

Site Plan Review

- Decision within 60 days of application
- An SPR will be approved
 - **Completeness of application**
 - **Compliance with requirements**
 - **Protect health, safety, convenience and general welfare of residents**
 - **Comply with the bylaw**

Special Permit

- Negotiations take place
- The Applicant knows that the proposal could be approved
- The Applicant is not assured of approval nor the proposed density
- The Planning Board usually approves the negotiated plan



Article 15 – OSRD Amendment

Will the builders use OSRD by Special Permit?

- The Jefferson Drive builder created 3 affordable units (10%) with no problem. According to the attorney:
 - The affordable units cost \$600K to build (3 x \$600K = \$1,800,000)
 - Affordable units sold for \$276,000 each
 - Out of pocket costs for the builder about \$1,000,000
- Side by side comparison of 840 Emerson Gardens Rd and the builder's equivalent project in Woburn
 - The same units in Woburn and in Lexington
 - Avg price in Woburn was **\$683,000** (based upon 40 units with Hi/Lo prices)
 - Avg price in Lexington is/was **\$1,300,000** (based upon 10 units with Hi/Lo prices)



Article 15 – OSRD Amendment

Will the builders use OSRD by Special Permit?

Completed Projects by NSRD

1) Roosevelt Rd (BHD)

a) 2003, 6 units, PP \$940,000 or

2) 341 Marrett Rd (BHD)

a) 2011, 8 units, PP \$1,325,000 or

3) 6 Robinson Rd (BHD)

a) 2015, 12 units, PP \$1,200,000 or

4) Grey Oaks Cir (BHD)

a) 2017, 14 units, PP \$3,700,000 or

5) Jefferson Dr (PBD)

a) 2019, 29 units, PP \$5,060,000 or

Density incentive



\$157K PP per unit

Sales +/- \$650K ea

\$166K PP per unit

Sales \$680K to \$1.05

\$100K PP per unit

Sales \$827K to \$1.1 m

\$264K PP per unit

Sales \$898K to \$1.5 m

\$172K PP per unit

Sales \$1.0 m to \$1.7 m

69 units; avg 5 units per year; low per unit acquisition costs drive denser housing



Article 15 – OSRD Amendment

Will the builders use OSRD by Special Permit?

Lexington/ Woburn comparison

6) 299 Lexington St Woburn (by SP)

a) 2020, 112 units, PP \$8,150,000 or

7) 840 Emerson Gardens Rd (by SP)

a) 2021, 21 units, PP \$3,000,000 or
\$1,450K

- Same builder
- Same timeframe
- Equivalent homes
- The Woburn project has a clubhouse

Density incentive



\$73K PP per unit

Sales \$500K to \$939K

\$143K PP per unit

Sales \$995K to



Article 15 – OSRD Amendment

Will the builders use OSRD by Special Permit?

- 82 North St reconstruction
 - Year: 2017
 - Purchase Price \$675,000
 - Sale price: \$1,680,000
- #2 Jefferson Dr Sp Permit
 - Year: 2019
 - Purchase Price \$175,000
 - Sale price: \$1,690,000
- Density bonus of \$500,000*
- This drives SP projects

*** There are no \$1.2 or \$1.3 mil reconstructions to compare**



Article 15 – OSRD Amendment

Will the builders use OSRD by Special Permit?

2017
Reconstruction 4170 sf, 4 beds, 5 baths
\$675,000 → \$1,680,000



2019
Special Permit 3270 sf, 3 beds, 3 baths
\$175,000 → \$1,690,000



2021 Special Town Meeting



Article 15 – OSRD Amendment

Will the builders use OSRD by Special Permit?

Reconstruction Townhome

- 197 Bedford
 - Year: 2021
 - Purchase Price \$400,000
 - For Sale price: \$1,399,000
- \$1,000,000

2635 sf
5 beds, 3.5 baths

Special Permit Townhomes

- #16 Jefferson
 - Year: 2020
 - Purchase Price \$175,000
 - Sale price: \$1,290,000
- \$1,115,000
- #9 840 EG Rd
 - Year: 2021
 - Purchase Price \$143,000
 - Sale price: \$1,395,000
- \$1,252,000

2526 sf
4 beds, 4 baths

2789 sf
2 beds, 2.5 baths





Roosevelt Rd

<https://lexingtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.44322%2C-71.253686&panel=search&previewId=83-137-6&zoom=18>

341 Marrett Rd

<https://lexingtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.436496%2C-71.236334&panel=search&previewId=83-137-6&zoom=19>

6 Robinson Rd

<https://lexingtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.474193%2C-71.237491&panel=search&previewId=83-137-6&zoom=19>

Grey Oaks Circle

<https://lexingtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.436655%2C-71.263493&panel=search&previewId=83-137-6&zoom=18>

Hobbs Brook Ln

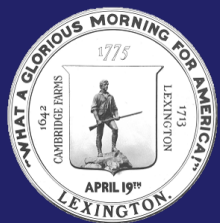
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Jefferson Drive

<https://lexingtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.487387%2C-71.239299&panel=search&previewId=35-2-1&showRelated=true&zoom=17>

840 Emerson Gardens Rd (Lexington Meadows)

<https://lexingtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.437461%2C-71.197486&panel=search&previewId=35-2-1&showRelated=true&zoom=18>

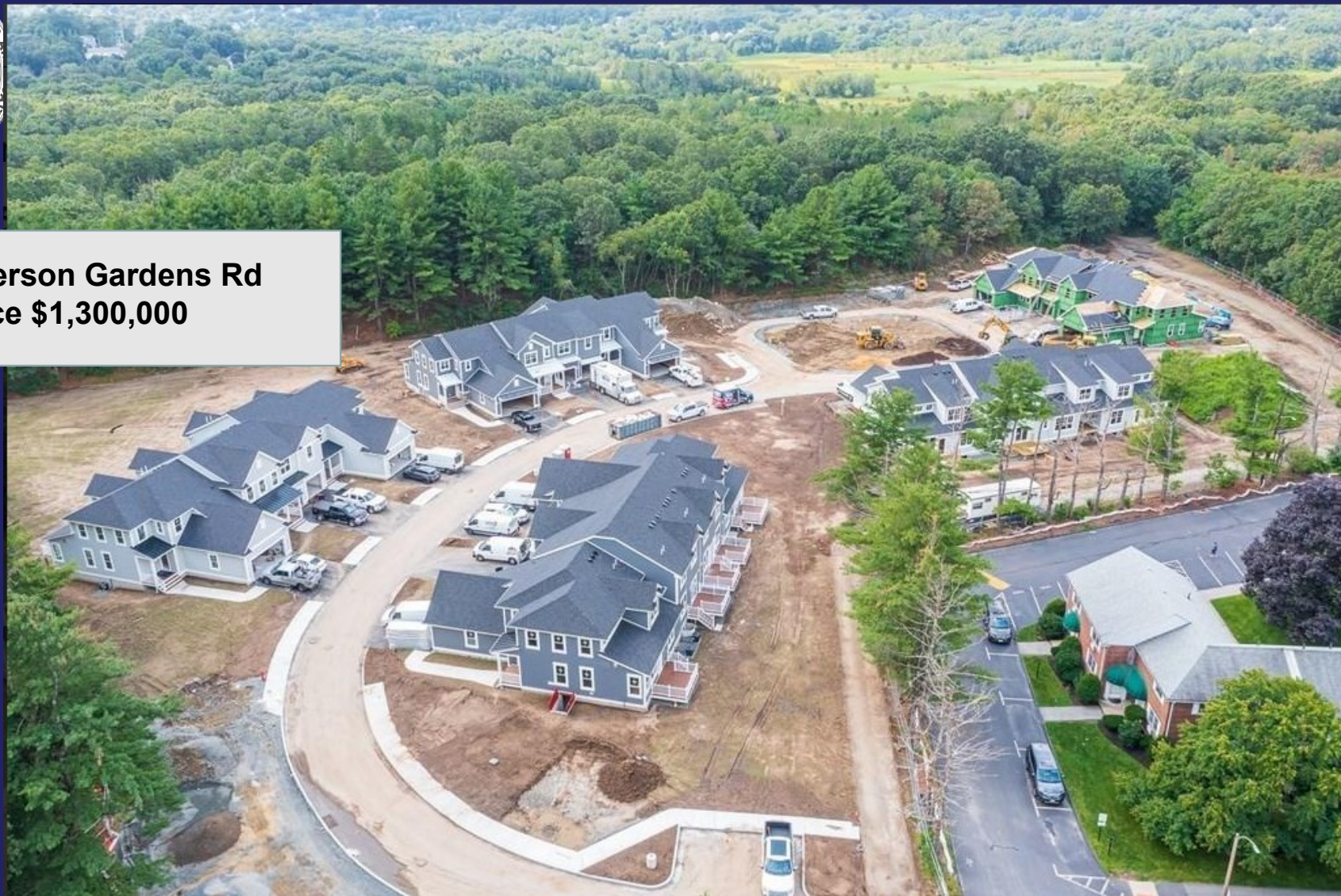


840 Emerson
Gardens Rd



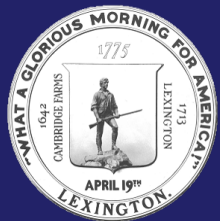


840 Emerson Gardens Rd
Avg price \$1,300,000



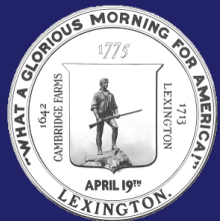
299 Lexington St
Woburn
Avg price \$683,000





**299 Lexington St
Woburn**





**299 Lexington St
Woburn**



**Shaker glen
Visitor
parking**

**“Open space is a farmstead value, and backyard bliss
abounds here. Our adjacent wildlife conservation area
provides 17+ acres of gorgeous green where you can get
away from the daily grind, right outside your door.
#liveTrouvaille”**



299 Lexington St
Woburn



299 Lexington St
Woburn

Typical Woburn Unit

Drive

Jefferson
Drive under
construction

